



City of Vancouver *Zoning and Development By-law*

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CD-1 (243)

757 West Hastings Street

(Sinclair Centre)

By-law No. 6577

(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective October 24, 1989

(Amended up to and including By-law No.10591, dated October 30, 2012)

BY-LAW NO. 6577

A By-law to amend By-law No. 3575, being
the Zoning and Development By-law

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting assembled, enacts as follows:

- 1** The “Zoning District Plan” annexed to By-law No. 3575 as Schedule “D” is hereby amended according to the plan marginally numbered Z-366(a) and attached to this By-law as Schedule “A”, and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule “A” of this By-law, and Schedule “A” of this By-law is hereby incorporated as an integral part of Schedule “D” of By-law No. 3575.
- 2** The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
 - (a) Club;
 - (b) Fitness Centre;
 - (c) Hall;
 - (d) Library;
 - (e) Museum or Archives;
 - (f) Theatre;
 - (g) Child Day Care Facility;
 - (h) Public Authority Use;
 - (i) Social Service Centre;
 - (j) Office Uses;
 - (k) Retail Store;
 - (l) Barber Shop or Beauty Salon;
 - (m) Hotel;
 - (n) Laundromat or Drycleaning Establishment;
 - (o) Photofinishing or Photography Studio;
 - (p) Print Shop;
 - (q) Repair Shop - Class B;
 - (r) Restaurant - Class 1;
 - (s) Restaurant -Class 2;
 - (t) School - Arts or Self-improvement;
 - (u) School - Business;
 - (v) School - Vocation or Trade;
 - (w) Radiocommunication Station;
 - (x) Public Bike Share; and
 - (y) accessory uses customarily ancillary to the above uses. [10591; 12 10 30]
- 3** The maximum floor space ratio, measured in accordance with the Downtown District Official Development Plan, shall be 5.0.
- 3.1** Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6577 or provides an explanatory note.

4 This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 24th day of October 1989.

(signed) Gordon Campbell
Mayor

(signed) Maria Kinsella
City Clerk

“I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 24th day of October 1989 and numbered 6577.

CITY CLERK”

By-law No. 6577 being a By-law to amend By-law No. 3575, being the Zoning and Development By-law

The property shown below (**■**) outlined in black is rezoned from DD to CD-1

